

Successful results

in the 2021 **GRESB Real Estate Assessment**

October 2021



Real Estate Switzerland impresses once again with good sustainability ratings

Following last year's good results, Real Estate Switzerland's sustainability efforts were recognized again in 2021. Despite changes to the GRESB assessment method and an increasingly competitive global peer group, our funds are well rated again this year.

New real estate investment products from Real Estate Switzerland (RE-CH) participated in the GRESB Real Estate Assessment in 2021. GRESB is the leading ESG (environment, social and governance) benchmark for real estate worldwide. The highest GRESB Rating is five stars and recognizes the industry leader in the area of ESG. Eight of our Swiss real estate investment products were awarded 4-star ratings for the existing properties. One product missed the 4-star rating by just one point and was awarded a three-star rating. Six participating products in the rating for construction projects were even awarded five stars each.

We are delighted to retain or even improve our rating relative to our Swiss peers in almost all cases. Direct Urban, for example, was able to defend its first place in the Swiss Mixed category for the third consecutive time. The Real Estate Switzerland foundation was also awarded the first place in the Switzerland Residential category.

Comparison to 2020:

- We were able to improve the assessment in "Management" and achieved the full score across all areas.
- We continuously maintained the 5-star rating in "Development".
- We lost points in the "Building Certifications" category due to changes made by GRESB to the assessment basis.
- We lost a few points for completeness of consumption figures, since some tenants were unable or unwilling to disclose the consumption figures to us due to the extraordinary covid situation in 2020.

Urs Fäs, Head of Investment Products at RE-CH, on the GRESB results:



"We have pursued our sustainability strategy since 2012 and are delighted to have this long-standing commitment recognized by the GRESB assessment. It confirms that we are on the right path and motivates us to follow it consistently."

Awards

Product	Portfolio rating	Portfolio award	Construction rating
UBS (CH) Property Fund – Swiss Residential «Anfos»	★★★★★	3 out of 10 Switzerland Residential	★★★★★★
UBS (CH) Property Fund – Swiss Mixed «Sima»	★★★★★	3 out of 16 Switzerland Mixed	★★★★★★
UBS (CH) Property Fund – Léman Residential «Foncipars»	★★★★★	Two out of 10 Switzerland Residential	★★★★★★ ¹
UBS (CH) Property Fund – Swiss Commercial «Swissreal»	★★★★★	5 out of 16 Switzerland Mixed	No participation
UBS (CH) Property Fund – Direct Urban	★★★★★	1 out of 16 Switzerland Mixed	★★★★★★ ²
UBS (CH) Property Fund – Direct Residential	★★★	4 out of 10 Switzerland Residential	★★★★★★ ¹
UBS AST Real Estate Switzerland	★★★★★	1 out of 10 Switzerland Residential	★★★★★★
UBS AST Commercial Real Estate Switzerland	★★★★★	4 out of 16 Switzerland Mixed	No participation
UBS (CH) Property Fund – Property Fund Europe	★★★★★	27 out of 167 Europe Mixed	No participation

5 green stars = top quintile in the global field of participants, 1 green star = lowest quintile in the global field of participants
 Source: GRESB; ¹ Awarded as «Overall Global Sector Leader»; ² Awarded as «Regional Sector Leader»

Sustainability at RE-CH

Real Estate Switzerland implemented a sustainability strategy in 2012 and has been participating in the GRESB Real Estate Assessment since 2015, with eight real estate investment products taking part since 2017 and all nine since 2021.

By implementing measures in respect to environment, society and governance (ESG) we believe to add value for all our stakeholders. We make our products attractive to stakeholders such as investors and tenants by taking responsibility for environmental impact, reducing the risk of regulatory infractions and loss of competitiveness.

What is GRESB?

GRESB is a third party organization which assesses the sustainability performance of real asset portfolios and assets in public, private and direct sectors worldwide. It offers ESG data, scorecards, benchmark reports, and portfolio analysis tools. The assessments collect information regarding the sustainability performance of companies, funds and assets, including information on performance indicators, such as energy, GHG emissions, water and waste. In 2021, a total of 1,520 real estate companies, funds, strategies, and developers were audited by GRESB.

Further information on sustainability at RE-CH can be found [here](#) and in the annual reports of each product.

For additional information please contact:

UBS Asset Management
Real Estate Switzerland

Urs Fäs, MRICS
Head of Investment Products

urs.faes@ubs.com

Daniela Jorio
Sustainability Manager

daniela.jorio@ubs.com

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